Farrow & Farrow
ESTATE & LETTING AGENTS
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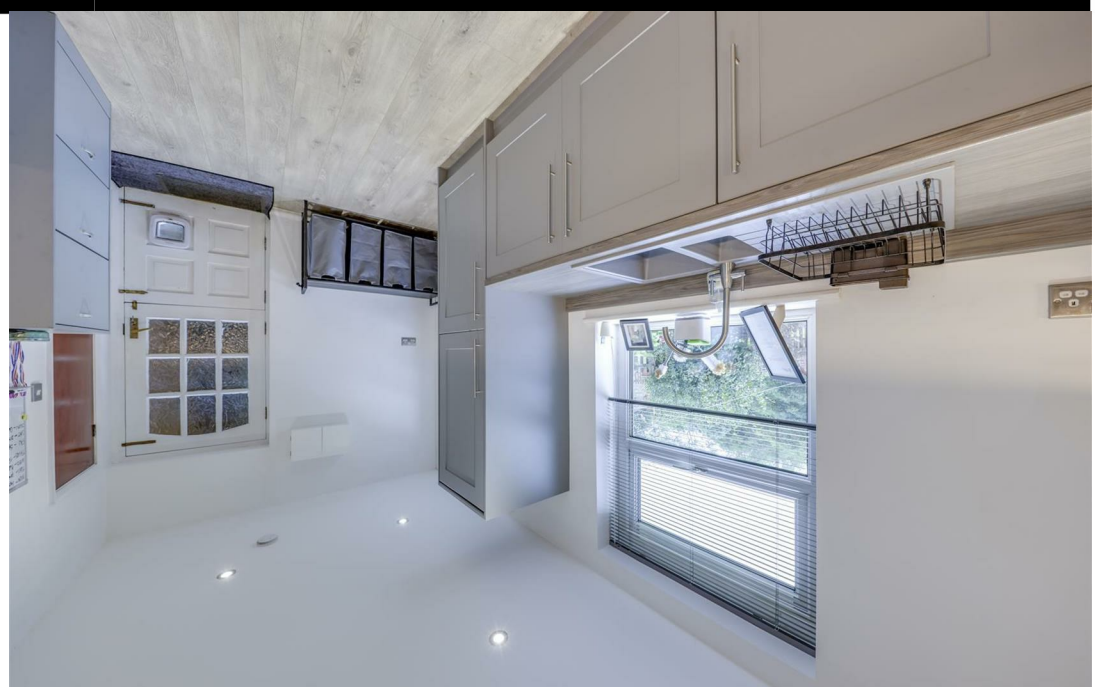

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- Yarraville Street, Rawtenstall, Rossendale
- 2 Bedroom, Semi-Detached Home
- BEAUTIFULLY Presented Throughout
- Refurbished In Recent Years
- Excellent Kitchen & Shower Room
- Gardens Workshop & Off Road Driveway Parking
- VIEWING HIGHLY RECOMMENDED
- Contact Us NOW To View

2, Yarraville Street, Rossendale, BB4 6BA

£200,000

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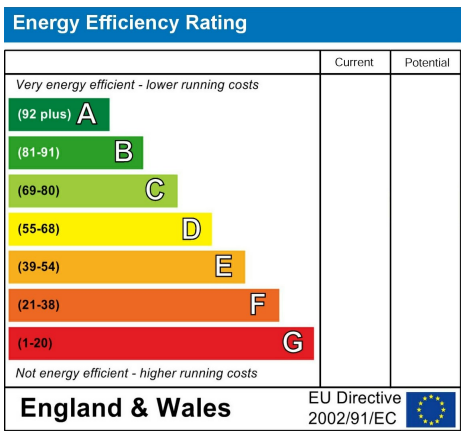
*** NEW *** - BEAUTIFULLY PRESENTED, REFURBISHED 2 BEDROOM HOME, GARDENS FRONT & REAR, FEATURE LOGBURNER, OFF ROAD DRIVEWAY PARKING - Excellent Presentation Throughout - Recent Kitchen, Shower Room, Flooring & Décor - Ideal For Nearby Rawtenstall Centre & Amenities - AN EXCELLENT HOME IN A GREAT POSITION - Viewing Highly Recommended, Contact Us Now To View!!!



Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the autho rity to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Yarraville Street, Rawtenstall, Rossendale is a 2 bedroom semi-detached home which has been treated to great refurbishment over recent years and is exceptionally well presented throughout. With a recent driveway and workshop too, the property has superb contemporary décor, a feature logburner to the Lounge, is in a great position with front and rear gardens and has fantastic Kitchen and Shower Room appointments too. Ideally located for all Rawtenstall centre amenities and transport links, this property is presented "ready to move in" and will be sure to attract attention. EARLY VIEWING IS THEREFORE HIGHLY RECOMMENDED and available, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Kitchen with Under Stairs Store. Off the first floor Landing are Bedrooms 1 & 2 and the Shower Room. Externally, in addition to the lovely Front & Rear Gardens there is also off road Driveway Parking and a Workshop too.

Ideally located for commuters / professionals / growing families, this property offers excellent motorway accessibility and is within walking distance of Rawtenstall town centre amenities. Public transport connections are also close by and the a range of comprehensive shopping and leisure facilities are also within easy reach.

Hall

Lounge 12'5" x 12'9"

Kitchen/Dining Room 7'10" x 15'9"

Store Room

Landing 2'9" x 7'7"

Bedroom 1 9'1" x 15'9"

Bedroom 2 11'1" x 7'11"

Shower Room 8'1" x 7'7"

Front Garden

Front Driveway

Workshop

Rear Garden

Agents Notes

Disclaimer